

Axis Loudun/Poitiers, large old house with 6 bedrooms and office with covered pool in wooded grounds



## INFORMATION

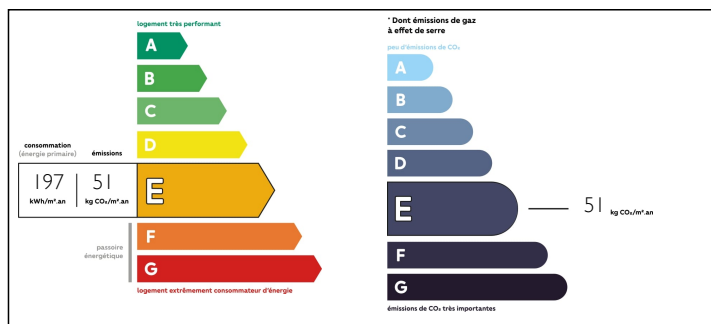
Town:	Angliers
Department:	Vienne
Bed:	7
Bath:	2
Floor:	295 m2
Plot Size:	4149 m2

## IN BRIEF

On a large plot of land with trees of just over 4000 m2, come and discover this former dairy plant renovated into a large family home just a stone's throw from Loudun. Its 12x6m swimming pool, its 6 bedrooms, one of which is on the ground floor, and its large office with independent access are ready to welcome a large family with the possibility of a professional activity at home.



## ENERGY - DPE



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Particulars for off-plan purchases are intended as a guide only. Final finishes to the property may vary. Purchasers are advised to engage a solicitor to check the plans and specifications as laid out in their purchase contract with the developer.



## NOTES

## DESCRIPTION

Ground floor:

- entrance 8,4 m2
- kitchen with aquarium and terrace 20 m2
- back kitchen 12,6 m2
- pantry 15,7 m2
- Living/dining room 48,4 m2 with access to terrace, open fireplace, stairs to mezzanine
- Corridor 15 m2 from the entrance giving access to :
  - an independent WC
  - Bathroom 5 m2
  - One bedroom 13.3 m2
  - office 17.20 m2.
- second entrance and start of the staircase to the first floor and access to the boiler room 15 m2, garage 19.6 m2

First floor:

- hallway and two corridors 22 m2
- On one side:
  - bedroom 17 m2
  - a separate toilet
  - a bathroom 10,4 m2 with bathtub
- On the other side:
  - Bedroom 14,5 m2 with water point and storage
  - Bedroom 14,5 m2 with water point
  - Bedroom 11,7 m2
  - A separate toilet

Accessible from the living room:

- a mezzanine used as a games room 20 m2
- a high attic bedroom 18.5 m2

Numerous storage cupboards, mains drainage, oil-fired central heating.

### THE OUTBUILDINGS:

Swimming pool under cover of 12X6 m with a deepest point of 2,6 m.  
Well of 5m with 2.5m of water pump for watering.  
Various small storage rooms, henhouse, open shelter for two cars, workshop.

### LOCATION

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